



City of San Antonio

Agenda Memorandum

Agenda Date: April 16, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2023-10700355 S ERZD

SUMMARY:

Current Zoning: "C-3 MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: "L S MLOD-1 MLR-1 AHOD ERZD" Light Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Laboratory - Research and Testing within the Edwards Recharge Zone

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 16, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: 15926 University Oak, LLC (Sameer J. Mehta, Manager)

Applicant: Helios Center of Engineering Excellence, LLC (Allison Shaw, Director)

Representative: Bill Kaufman

Location: 15926 University Oak

Legal Description: Lot 2, Block 5, NCB 14848

Total Acreage: 0.9840 acres

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Camp Bullis, SAWS

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 59769, dated December 30, 1984, and was originally zoned Temporary "R-1" Single-Family Residence District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted to "R-6" Residential Single-Family District. The property was rezoned by Ordinance 2007-05-03-0510, dated May 3, 2007, from "R-6" Residential Single-Family District to the current "C-3" Residential General Commercial District.

Code & Permitting Details:

Certificate of Occupancy (2114794-1942002) – November 2020

There is no code enforcement history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "L S"

Current Land Uses: Office Warehouse/ Flex Space

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Residential dwelling

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Vacant, Sherriff's Office

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration. The "MLOD-1" Camp Bullis Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation. The "ERZD" Edwards Recharge

Zone District does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the “ERZD”.

The "MLOD-1" Camp Bullis Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

The "ERZD" Edwards Recharge Zone District does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the “ERZD”.

Special District Information:

None

Transportation

Thoroughfare: University Oak

Existing Character: Local Street

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: None

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for a Laboratory – Research and Testing is 1 space per 400 sf GFA.

Thoroughfare: University Oak

Existing Character: Local Street

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: None

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for a Laboratory – Research and Testing is 1 space per 400 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current Zoning: C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: The light industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

If approved, the Specific Use Authorization would permit a Laboratory - Research and Testing within the Edwards Recharge Zone.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the UTSA Regional Center but is not within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the UTSA Area Regional Center Plan, adopted in 2019, and is currently designated as “Employment/Flex Mixed Use” in the future land use component of the plan. The requested “L S” base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. **Suitability as Presently Zoned:** The current “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “L S” Light Industrial with a Specific Use Authorization for Laboratory – Research and Testing is also appropriate. The proposal requests a use and intensity that is similar to the surrounding properties. The prescribed site plan would prevent expansion of the building footprint and would ensure adequate parking is available for the three dwelling units. Deviation from the approved document could potentially warrant additional council consideration.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does not appear to conflict with any public policy objective. Relevant Goals and Objectives from the Comprehensive Plan may include: • GFC Goal 1 - Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors. • GFC Goal 2 - Priority growth areas attract jobs and residents. • JEC Goal 4 – San Antonio’s economic environment fosters innovation and attracts new and innovative businesses, investment, and industries. Relevant Goals and Policies of the UTSA Area Regional Center Plan may include: • Goal 5 - Natural Resources: Protect sensitive natural resources while allowing for growth and development. • Goal 7 - Jobs and Economic Development: Support the expansion, development, and retention of an array of businesses, tourism, and entertainment options in order to provide job opportunities and improved quality of life that meets the needs for a growing diverse community.
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Relevant Goals and Policies of the UTSA Area Regional Center Plan may include:

- Goal 5 - Natural Resources: Protect sensitive natural resources while allowing for growth and development.
 - Goal 7 - Jobs and Economic Development: Support the expansion, development, and retention of an array of businesses, tourism, and entertainment options in order to provide job opportunities and improved quality of life that meets the needs for a growing diverse community.
6. **Size of Tract:** The subject property is 0.9840 acres, which can reasonably accommodate the proposed residential development.
 7. **Other Factors:** The applicant intends to rezone to “L S” to allow for the use of a Laboratory – Research and Testing within the Edwards Recharge Zone. The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request. Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 property.

SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 64% on the site. Reference SAWS report dated March 12, 2024. The Specific Use Authorization in this case is a requirement of the Code for properties within the Edwards Recharge Zone District, which allows San Antonio Water System (SAWS) to examine the proposed use of the property and its conformity with SAWS requirements. The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations. The applicant is rezoning to develop a Laboratory – Research and Testing.

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